

# Program Planning For Measure Q

A Prop 39 Bond



December 5, 2012



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We have our money, now what?

*Begin with the end in mind.*

*“To begin with the end in mind means to start with a clear understanding of your destination. It means to know where you are going so that you better understand where you are now and so the steps you take are always in the right direction.”*

*Stephen Covey*

We have our money, now what?

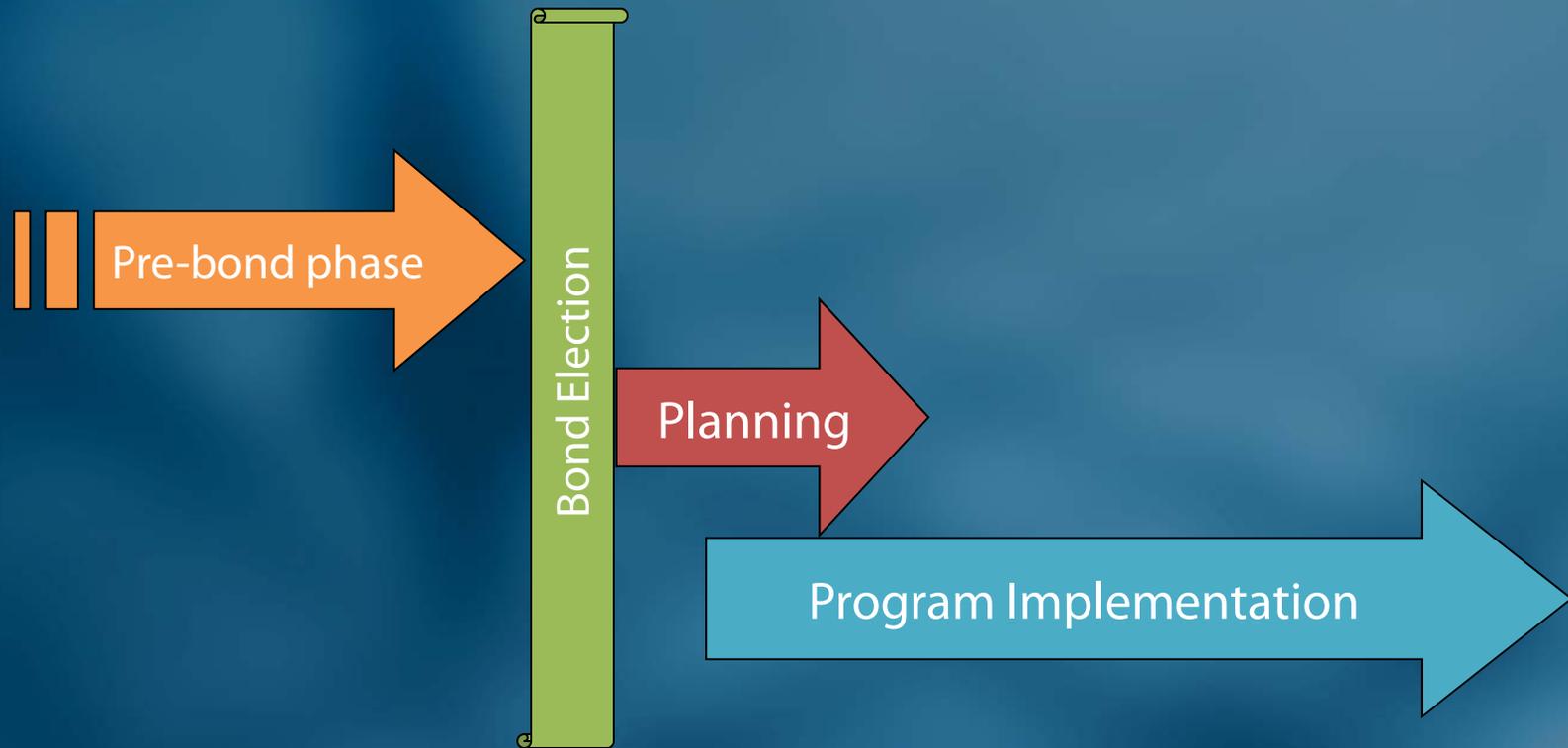


**It's all about learning!**

## Post-Bond Procedural Matters

- Certify Election Results
- Bond Oversight Committee
  - Prop 39 Requirements
  - Role and Responsibilities
  - Members required
  - Selection process
- Selling the Bonds
- Managing the Bond Program

# Managing the Bond



# Managing Measure Q

- Definitions

- Program Management

- Management of a multi-project construction program

- Project Management

- Management of a single project

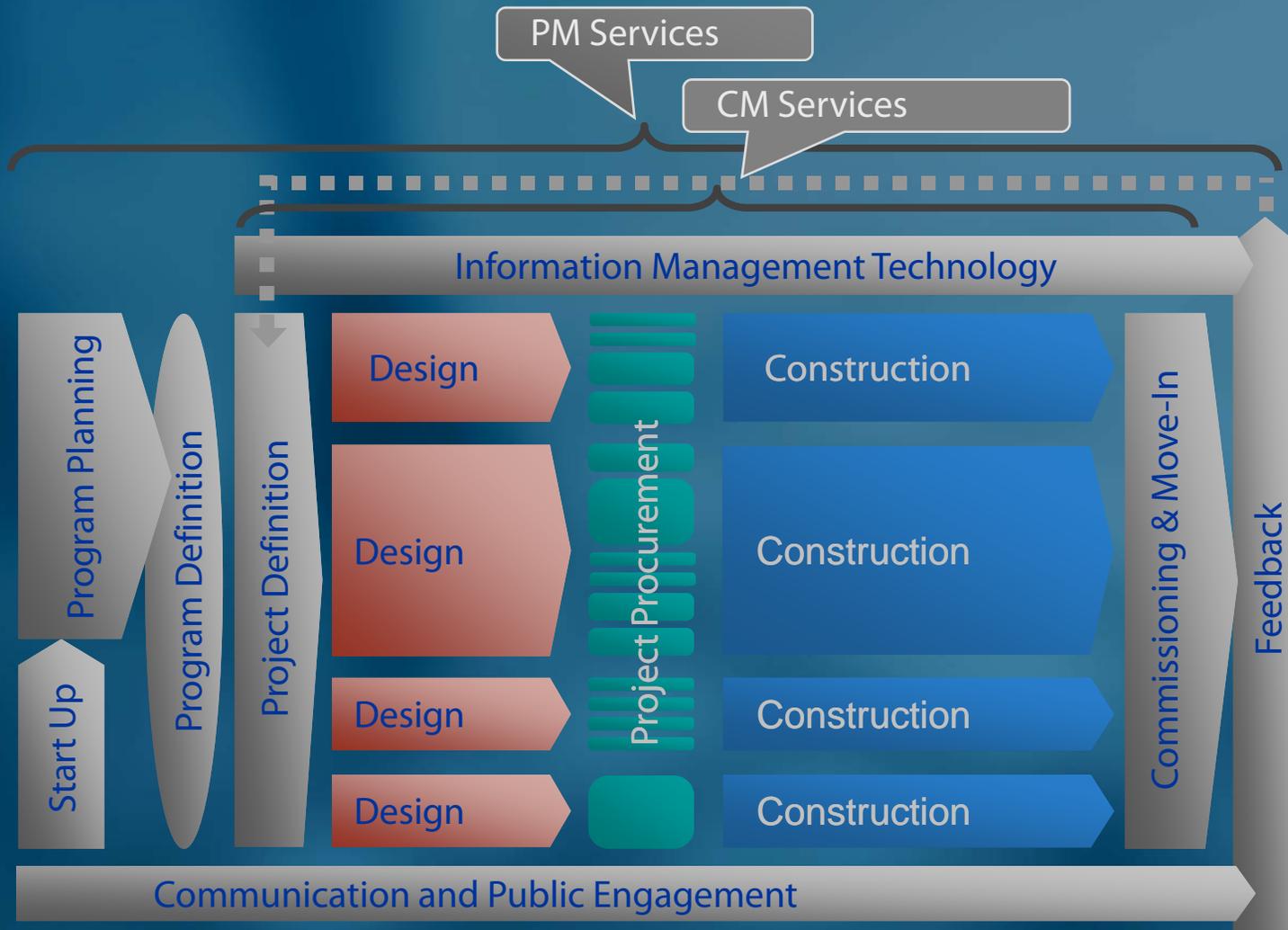
- Construction Management

- Management of construction phase of a project

- Design Team

- Architects, engineers, landscape architects, etc.

# PM/CM Process



# Program Planning Phase

## An 8-Step Process

1. Consolidate and analyze all program documentation developed to date
2. Prepare a summary report of findings
3. Conduct planning sessions with Solano CCD
4. Prepare a final list of projects with a summary description of each
5. Prepare a detailed Master Budget & Cash Flow Analysis
6. Prepare a detailed Master Schedule
7. Prepare a Master Program Cash Flow Analysis based on the Master Program Budget and Master Program Schedule
8. Prepare a written preliminary Program Management Plan

## Program Planning Phase

### 1. Consolidate and analyze all program documentation developed to date

- Strategic Plan
- Educational Master Plan
- Technology Master Plan
- Facility Master Plan
- Facility Condition Assessment Reports
- Building and infrastructure drawings
- Site plans & parking plans
- Environmental Reports

## Program Planning Phase

### 2. Prepare a summary report of findings

- Recommendations relating to updating current documents
- Additional studies or assessments required
- Additional consultants required

# Program Planning Phase

## 3. Conduct planning sessions with Solano CCD

- Review a preliminary list of projects
- Establish priorities
- Discuss constraints (physical, logistical, and cash flow)
- Develop implementation schedules to include sequence and approximate durations
- Establish basic design and project delivery standards



# Program Planning Phase

## 4. Prepare a final list of projects with a summary description of each

- Phasing
- Priorities
- Descriptions
- Design Standards
- Preliminary Budgets
- Cash Flow Analysis
- Funding Analysis
  - State Funds
  - GO Bond Funds
  - Other Funding Sources

# Program Planning Phase

## 5. Prepare a detailed Master Program Budget that establishes costs for each project and related program costs

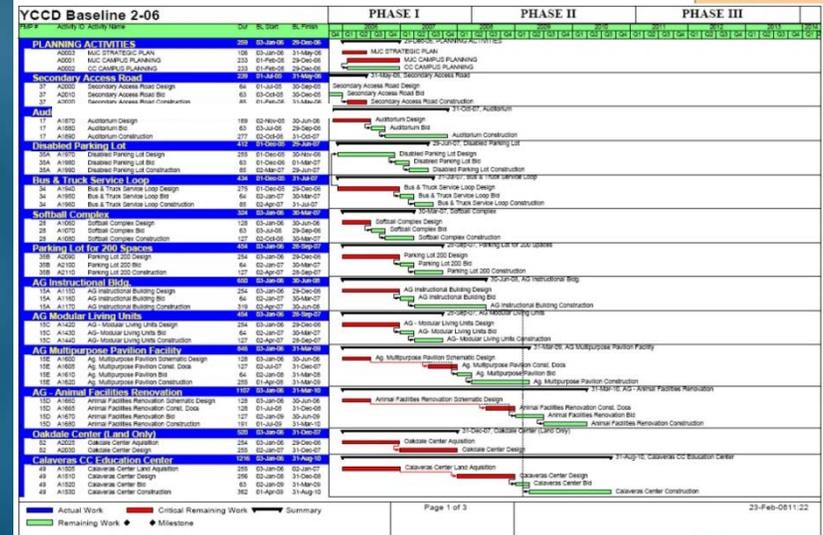
- Updated FCA estimates
- Current construction costs
- Projected escalation for duration of bond program
- Contingencies
- LEED certification
- Site infrastructure
- Soft costs
- FF&E

	Year			Funding Phase I 2005-2007		Funding Phase II 2008-2010		Funding Phase III 2011-2013		Total
	Step 1	Step 2	Step 3	EMI%	Total	EMI%	Total	EMI%	Total	
<b>Modesto</b>										
Auditorium		2005	2006	17	\$ 7,000,000					\$ 7,000,000
Land Turlock Center	2006			31	\$ 1,000,000					\$ 1,000,000
Land West Side Center & Infra	2006	2006	2007	32	\$ 5,375,000					\$ 5,375,000
Parking Structure		2006	2007	2	\$ 11,965,000					\$ 11,965,000
Allied Health Life Sciences		2006	2007	16	\$ 27,552,751					\$ 27,552,751
Softball Complex		2006	2006	28	\$ 285,192					\$ 285,192
Science Lab		2010	2012			11	\$ 184,273	11	\$ 1,527,700	\$ 1,711,973
High Tech Center		2008	2009	22	\$ 22,906,645					\$ 22,906,645
Ag-Instructional Bldg		2006	2007	15a	\$ 19,227,443					\$ 19,227,443
Ag-Modular Living Units		2006	2007	15c	\$ 1,289,194					\$ 1,289,194
Student Center East Modern		2007	2008	13	\$ 891,149	13	\$ 6,606,851			\$ 7,498,000
Library Learning Resources CTR		2008	2009	23	\$ 20,459,100					\$ 20,459,100
Founders Hall Modernization		2010	2011	8	\$ 3,531,114	8	\$ 22,649,452			\$ 26,180,566
Ag-Multipurpose Pavilion		2006	2008	15e	\$ 1,818,542	15e	\$ 12,032,854			\$ 13,851,396
Science Community Center		2008	2009	27a	\$ 17,159,576					\$ 17,159,576
Science GVM & Pond		2008	2009	27b	\$ 16,925,008					\$ 16,925,008
Ag-Animal Facilities Renovation		2006	2009	15d	\$ 273,206	15d	\$ 1,478,634			\$ 1,751,840
John Muir (SH) Modernization		2008	2009	12	\$ 4,491,971					\$ 4,491,971
Student Services (Morris Addition)		2006	2007	14	\$ 9,691,928					\$ 9,691,928
College Contingency									\$ 3,787,417	\$ 3,787,417
<b>Sub-total 1</b>					\$ 86,369,405		\$105,776,026		\$ 27,964,569	\$ 220,110,000

# Program Planning Phase

## 6. Prepare a detailed Master Schedule

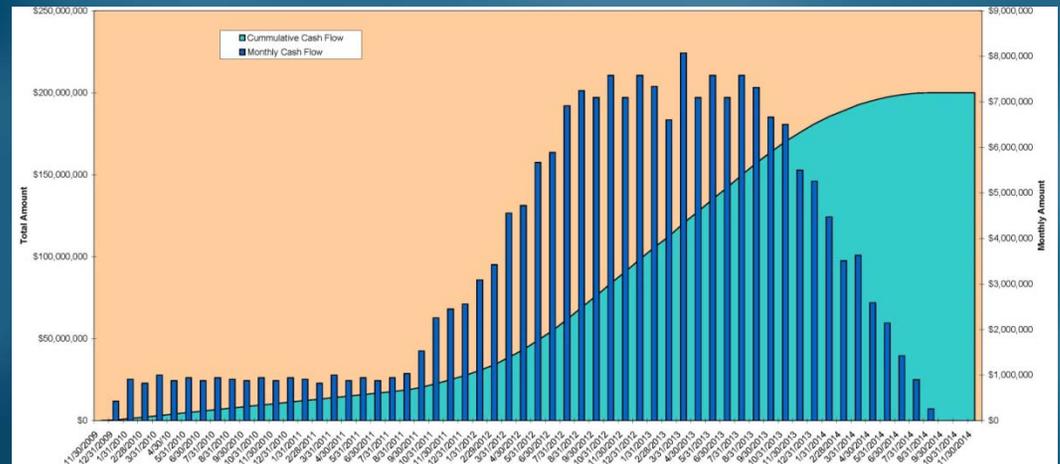
- Post-bond program definition phase
- Program preparation phase
- Site procurement and due diligence phases
- Entitlement phases, including EIR, CEQA matters
- Project Schedules including:
  - Project definition phase
  - Design Phase
  - Procurement phase
  - Construction phase
  - FF&E procurement, installation
  - Commissioning and close-out



# Program Planning Phase

## 7. Prepare a Master Program Cash Flow Analysis based on the Master Program Budget and Master Program Schedule

- Bond sales
- State matching funds
- Other funding sources



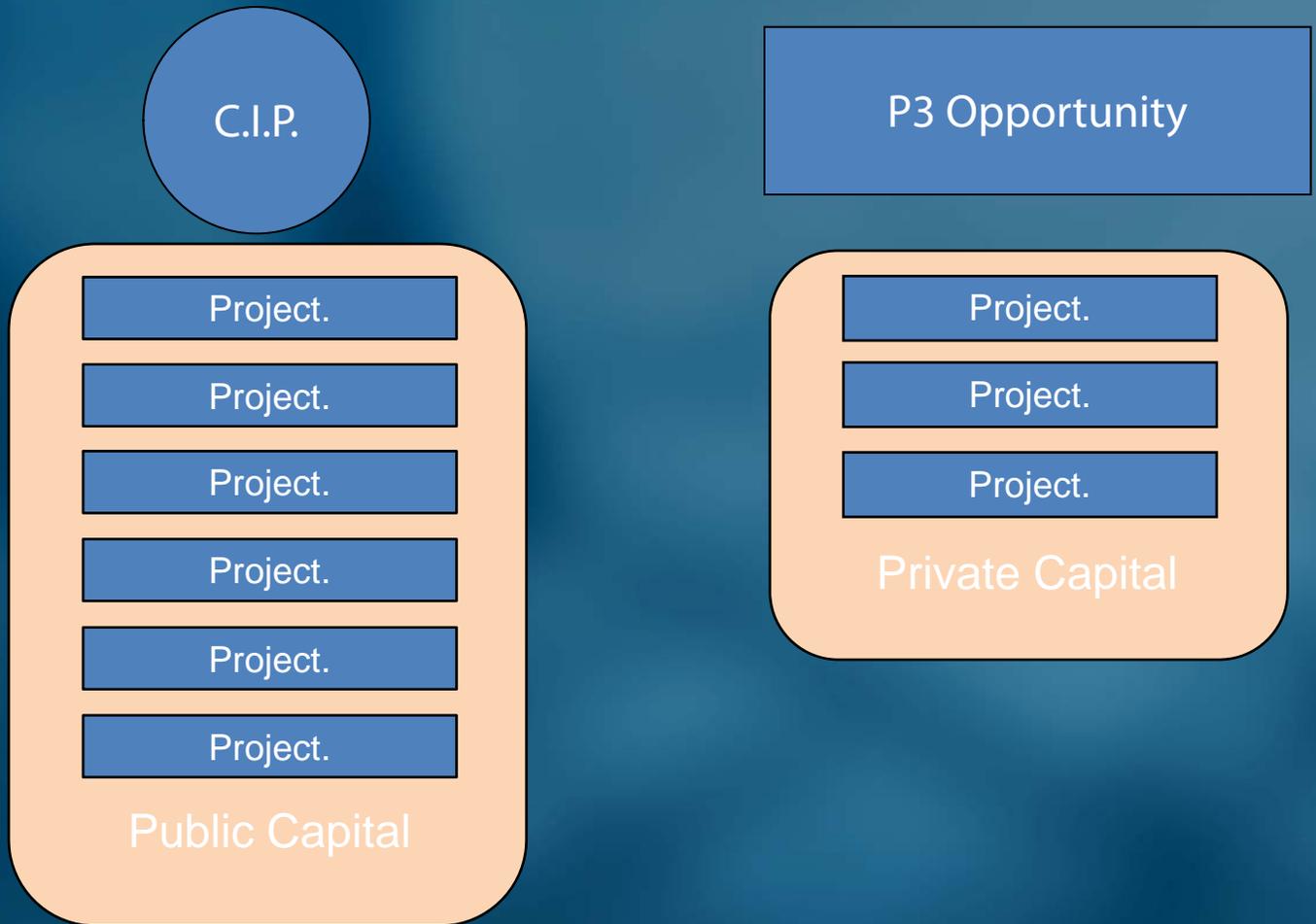
# Local Funding Sources

- General Obligation Bonds
- Assessment District Finance
- Private Sources
- Entrepreneurial Ventures
- Loans

## State Assistance & Support

- Construction and remodeling of new buildings and centers
- Maintenance and repair of existing buildings and campus infrastructure
- Removal of hazardous substances
- Equipping of the colleges to meet divergent Statewide enrollment needs

# Public Private Partnerships (P3)



## Public Private Partnerships

# Solano Community College seeks international students to help boost budget

By Richard Bammer

Posted: 11/25/2012 01:09:45 AM PST

## Current P3 Legislation

- CA Code Section 5956
  - Single entity to “finance, plan, design, build”
  - Fee-producing
  - Lease-leaseback arrangement

# Program Planning Phase

## 8. Prepare a written preliminary Program Management Plan

- Project Descriptions
- Key Project Success Factors
- Project Priorities
  - Quick start projects
  - First series bond projects
  - State funded projects
- Master Program Budget
- Master Program Schedule
- Facilities Standards Manual
- Design Guidelines Manual
- Alternative Delivery Options and Policy
  - Design-Build
  - Lease-Leaseback
  - CM Multi-Prime
  - Public Private Partnerships
- Program Controls Recommendations
  - Policies & Procedures Manual
  - Program Website
  - Agreements Management
  - Program Cost Control System
  - Program Schedule Control System
- Organizational Framework

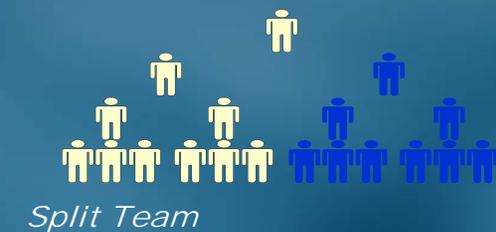
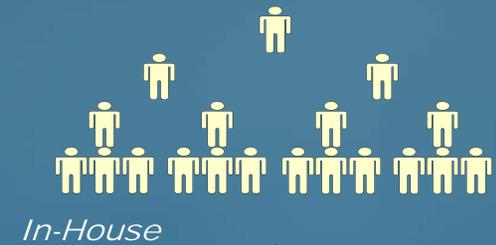
# PM/CM PROCESS

- Don't under estimate the complexities
- Provide needed expertise
  - Best use of in-house staff
  - Special expertise where and when needed, but, only as long as needed
  - Clear lines of responsibility and authority

## Resources - Optional Approaches

 District

 Program Manager



# Program Implementation

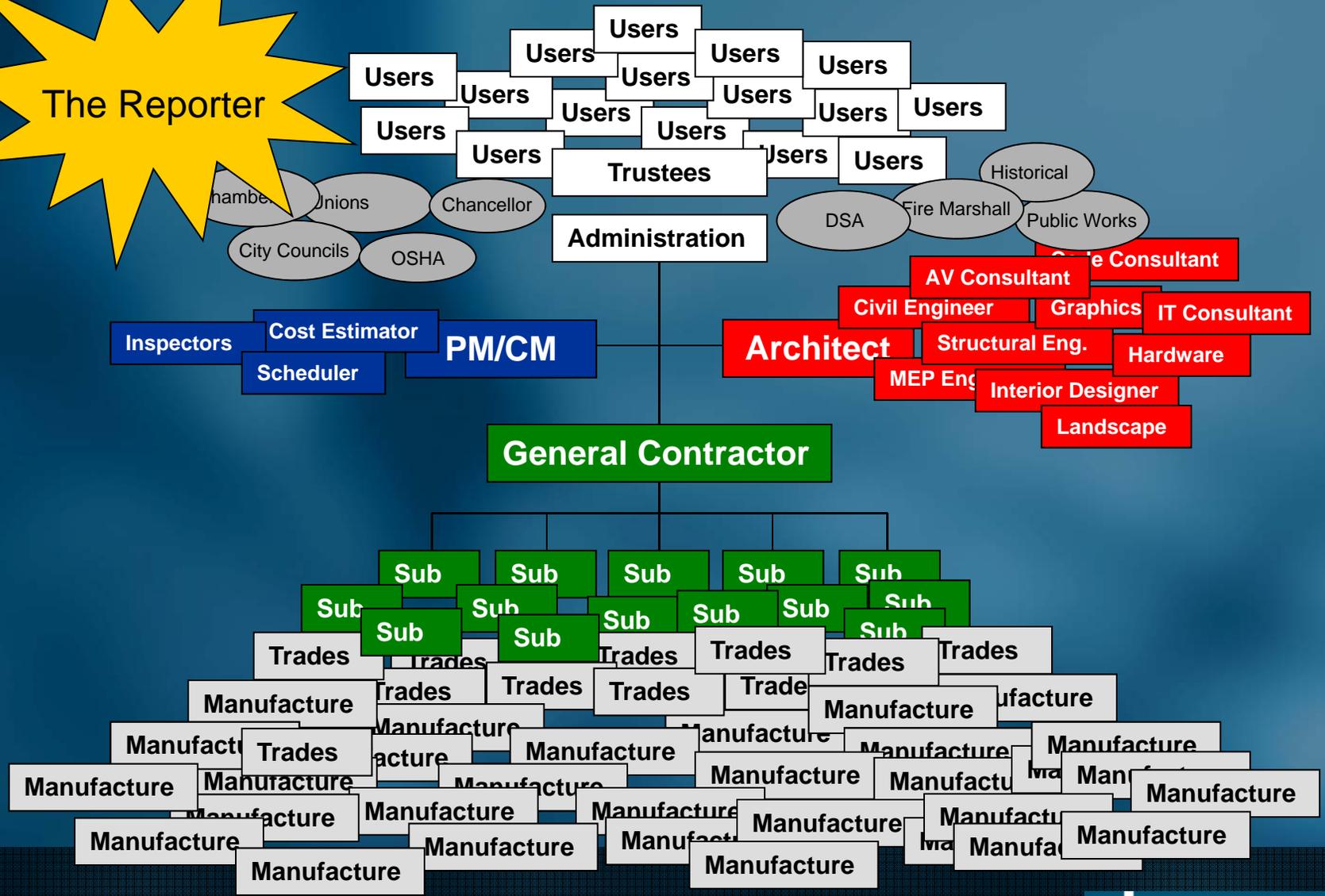
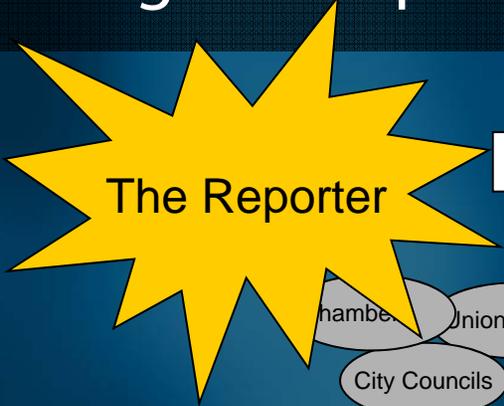


*Program Elements*

# Program Implementation

- Do We Need a PM/CM Firm?
  - How large is your program?
  - What are your in-house capabilities?
    - Staff
      - Knowledgeable?
      - Available?
    - Management Systems

# Program Implementation



# Questions

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